



THE WILLIAMS' 20 *New Ways to Think – New Ways to Build* *IAP Homework*

4. MOVE to a “TRUE” Design-Build deliver method for our NEC’s by providing the Design-Build team a standard design that equals approved construction documents.

IAP: Gary Haney & John Barotti

OBO: Bill Miner

ISSUE: Federal Regulations and DOS criteria impose some restrictions on Design-Build contracting. Despite these limitations, OBO has successfully adopted fast-track design-build delivery. What more can be done to achieve full benefit from the D/B method and how can standard designs move closer to final construction documents?



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"TRUE" Design - Build:

VS

OBO Design - Build:

- One & Two Step Solicitation
- Simple Repetitive Scope
- Domestic Setting
- US Codes and Standards
- Schematic Bridging Documents
- Performance Specifications
- Award on Best Value
- Full Notice To Proceed
- Construction Manager Oversight

- Two Step Solicitation
- Specialized Repetitive Scope
- International Setting
- US Codes and Standards
- Standard Embassy Designs
- Prescriptive Specifications
- Award on Low Price
- Limited Notice To Proceed
- USG Manager Oversight



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OBO Design – Build Factors

- | | |
|--------------------------------|--------------------------------------------------------------------------------|
| •Two Step Solicitation | Clinger-Cohen Act of 1996 added D/B to the FAR. |
| •Specialized, Repetitive Scope | Classified and Unclassified Components. Mixed-Use Tenants |
| •International Setting | Due Diligence Needed for Permitting, Customs, VAT, Security, etc. |
| •US Codes and Standards | Provides Benchmark for Quality and Cost but Not Equivalent to Local Practice |
| •Standard Embassy Designs | Variations in Space Programs and Site Characteristics Lead to Custom Designs |
| •Prescriptive Specifications | Technical and Physical Security Features Must be Certified and Accredited |
| •Award on Low Price | Qualitative Factors are More Difficult to Score and Negotiate in Timely Manner |
| •Limited Notice To Proceed | Design Certification Required Prior to Start of Construction |
| •USG Manager Oversight | Existing OBO Personnel Provide Unique Design and Construction Expertise |



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NEW THINKING:

- Foundation Recommendations are now provided to give the bidders a benchmark on site prep costs
- Use of Test Fits advances the design in terms of functional layout within a fixed building shell.
- Separate D/B Contracts are being awarded for classified vs unclassified work.
- More local materials are being introduced through performance specifications.
- D/B's are encouraged to reuse prior design work to a greater extent.
- Challenging projects (e.g. Juba) are being planned as test cases for "true" design-build delivery